

AMENDED IN ASSEMBLY AUGUST 15, 2016

AMENDED IN ASSEMBLY JUNE 13, 2016

**SENATE BILL**

**No. 1120**

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**Introduced by Senator Wolk**

February 17, 2016

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An act to amend Sections 14670.2 and 14672.1 of the Government Code, relating to state government.

LEGISLATIVE COUNSEL'S DIGEST

SB 1120, as amended, Wolk. Director of General Services: state medical facilities: leases.

(1) Existing law authorizes the Director of General Services, with the consent of the State Department of State Hospitals, to lease specified property *not exceeding 10 acres* located within the Napa State Hospital to a ~~nonprofit corporation~~ *public governmental agency* for the purpose of conducting its trainable mentally retarded program consistent with specified requirements.

This bill would update the names of the programs being ~~offered~~ *offered*, ~~would increase the allowable acreage to 10.5 acres~~, and would authorize the lease *or leases* to be renewed for a term not exceeding 50 years.

(2) Existing law authorizes the Director of General Services, with the consent of the Department of Corrections and Rehabilitation, to lease specified property located within ~~to~~ the Medical Facility at Vacaville to a nonprofit corporation for the purpose of conducting an educational and work program for persons with intellectual disabilities consistent with specified requirements. Existing law authorizes the nonprofit corporation receiving the lease to assign or sublet to a public

agency, with the approval of the Director of General Services and the Department of Corrections and Rehabilitation.

This bill would ~~instead~~ *additionally* authorize the director to lease property ~~adjacent to~~ *within* the medical facility to a public governmental agency ~~under the same terms.~~ *agency. The bill would prohibit a renewed lease under these provisions from being assigned.* The bill would update the names of the programs being offered. The bill would authorize the lease to be renewed for a term not exceeding 50 years. *The bill would require the Director of General Services to review the lease every 5 years, as specified.*

The bill would also make technical and conforming changes to these provisions.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 14670.2 of the Government Code is  
2 amended to read:  
3 14670.2. Notwithstanding Section 14670, the Director of  
4 General Services, with the consent of the State Department of State  
5 Hospitals, may, in the best interests of the state, let to a public  
6 governmental agency, for the purpose of locating and conducting  
7 its special needs and alternative education programs, and for  
8 locating and conducting a child-care facility, and for a period not  
9 to exceed 50 years, real property not exceeding ~~40~~ *10.5* acres  
10 located within the grounds of the Napa State Hospital. For the  
11 additional purpose of establishing an educational park, the director  
12 may, with the consent of the department, renegotiate the ~~lease,~~  
13 *lease or leases*, for a period not to exceed 50 years, which period  
14 shall commence January 1, 1993. For the purposes of this section,  
15 “educational park” means a conglomerate of educational services,  
16 including, but not limited to, a children’s center, a preschool for  
17 severely disabled children, adult educational services,  
18 administrative offices, a community school, and a media services  
19 building. The lease *or leases* provided for in this section may be  
20 renewed for an additional period, not to exceed 50 years.  
21 The lease *or leases* authorized by this section shall be  
22 nonassignable and shall be subject to periodic review every five

1 years. That review shall be made by the Director of General  
2 Services, who shall do both of the following:

3 (a) ~~Assure the state~~ *Review the lessee's performance of the terms*  
4 *of the lease to confirm that the purposes of the lease or leases are*  
5 *being carried out.*

6 (b) Determine what, if any, adjustment should be made in the  
7 terms of the ~~lease~~. *lease or leases.*

8 SEC. 2. Section 14672.1 of the Government Code is amended  
9 to read:

10 14672.1. Notwithstanding Section 14670, the Director of  
11 General Services, with the consent of the Department of  
12 Corrections and Rehabilitation, may let to a nonprofit corporation  
13 or a public governmental agency, for the purpose of conducting  
14 its special needs and alternative education programs, and for a  
15 period not to exceed 50 years, real property not exceeding 10 acres,  
16 located ~~adjacent to the grounds~~ *within the grounds* of the Medical  
17 Facility at Vacaville, California. The lease provided for in this  
18 section may be renewed for an additional period not to exceed 50  
19 years.

20 ~~A lease executed pursuant to this section may be assigned or~~  
21 ~~sublet in whole or in part by the lessee nonprofit corporation or~~  
22 ~~public entity to any public governmental agency with the approval~~  
23 ~~of the Director of General Services and the Department of~~  
24 ~~Corrections and Rehabilitation.~~

25 *The renewed lease authorized by this section shall be*  
26 *nonassignable and shall be subject to periodic review every five*  
27 *years. That review shall be made by the Director of General*  
28 *Services, who shall do both of the following:*

29 (a) *Review the lessee's performance of the terms of the lease to*  
30 *confirm that the purposes of the lease are being carried out.*

31 (b) *Determine what, if any, adjustment should be made in the*  
32 *terms of the lease.*